

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Palm Desert

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:

APR 02 2012

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Palm Desert
Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6		7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions			
None	None	None	0	0									
(9) Total of Moderate and Above Moderate from Table A3				160	173		333						
(10) Total by income Table A/A3				160	173		333						
(11) Total Extremely Low-Income Units*			0										

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate		4	156			160	
No. of Units Permitted for Above Moderate	6	16	151			173	6

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	4									4	1,087
	Restricted Non-deed restricted	11			3						14	
Low	Deed			13							13	732
	Restricted Non-deed restricted		14								14	
Moderate	Deed		17	59							76	722
	Restricted Non-deed restricted					25	24				49	
Above Moderate			125	137	128	190	94				674	1,201
Total RHNA by COG												
Enter allocation number:		15	156	209	131	215	118				844	3,742
Total Units												
Remaining Need for RHNA Period		3,742										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction	Reporting Period
City of Palm Desert	1/1/2010 - 12/31/2010

Table C
Program Implementation Status

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Table C

Program Implementation Status

The most recent Housing Element Update was adopted by the City Council on May 12, 2011. For the Housing Element Annual Progress Report for 2010, the City of Palm Desert is using the Housing Element which was adopted by the City Council on February 14, 2002. The City of Palm Desert along with the Palm Desert Redevelopment Agency has worked aggressively to implement the goals, policies, and programs. The following summarizes each program related to affordable housing, along with its adopted schedule, its status as of December 2010, and progress made towards implementation.

Program 1.A

The Agency shall pursue development of 162 rental and 117 ownership units west of Cook Street, between 42nd Avenue and Merle, as an affordable family project. Of the 162 rental units, 154 shall be restricted to very low income households, and 8 shall be restricted to low income households.

Responsible Agency: Redevelopment Agency

Schedule: 2002-2005

Evaluation: 162 rental units were developed in 2003, consisting of 73 very low income and 89 low income units. The Agency also planned the development of 27 very low and low income senior rental units at the La Rocca Villas project during the previous planning period. The Falcon Crest project will consist of 93 ownership units, 13 of which will be available to low income owners, and 80 of which will be available for moderate income owners.

Program 1.B

The Agency shall continue to implement the Self Help Housing program, and shall identify 20 households to be assisted by the program in this planning period.

Responsible Agency: Redevelopment Agency

Schedule: 2004-2005

Evaluation: There were six lots donated for self-help housing units to be built in the planning period, and 14 additional units are planned and will be constructed in the coming planning period. The Agency will continue to work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify additional properties where self-help units may be implemented.

Program 1.C

The Agency shall continue to subsidize existing affordable housing units in the City, including apartment units it owns now and in the future.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Evaluation: The Agency owned 745 units at the beginning of the previous planning period. During the previous planning period, the Agency also acquired, restricted or constructed 420 additional units, including 141 units at California Villas, 48 units at Laguna Palms, 66 units at Country Village, and 30 units at Candlewood. In addition, 15 units at Villas on the Green, 31 units at Canterra, 64 units at the Enclave, 21 units at Emerald Brook and two units each at River Run One and Pacific Assisted Living were realized through density bonus provisions by third parties.

Program 1.D

The Agency shall maintain the existing resale restrictions and other subsidies on the Desert Rose project.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Evaluation: The Desert Rose project continues to be a fully functioning project with income and affordability restrictions in place as they have been since its construction. There are 161 homes in the project, 24 of which are owned by very low income households, 108 by low income households, and 29 by moderate income households. The Agency intends to maintain the affordability of this ownership project through the next planning period and beyond.

Program 1.E

The Agency shall maintain ownership of its 745 existing rental housing units in order to assure long term affordability for these projects.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Evaluation: The Agency has maintained ownership of the 745 units since the beginning of the previous planning period, and has purchased or constructed additional units. See Program 1.C., above.

Program 2.A

The City shall continue to enforce the provisions of the Federal Fair Housing Act. Information on the Fair Housing Act, as well as methods for responding to complaints, shall continue to be available at City Hall in the Director of Housing's office.

Responsible Agency: Housing Department, Redevelopment Agency

Schedule: Ongoing

Evaluation: The City maintains literature at City Hall relating to tenant rights and other Fair Housing Act issues as well as at each of the Agency's rental properties. The Redevelopment Agency also refers complaints to the Fair Housing Council of Riverside County.

Program 2.B

The City shall work with the Senior Center and other appropriate agencies in assisting whenever possible in the housing of handicapped residents, through participation by the Redevelopment Agency.

Responsible Agency: Redevelopment Agency, Senior Center

Schedule: Ongoing

Evaluation: The Redevelopment Agency accommodates the Americans with Disabilities Act (ADA) in all its projects, and provides for ADA accessible or adaptable units in its new projects. In addition, privately developed projects are required to meet current ADA standards.

Program 2.C

The development of homeless shelters and transitional housing shall be maintained as a conditional use in the R-3 and Planned Residential districts in the Zoning Ordinance.

Responsible Agency: Community Development Department

Schedule: Ongoing

Evaluation: The City is home to a Shelter from the Storm facility which provides 20 two-bedroom transitional units for women and their children. In addition, the City is participating in the regional homelessness program being developed through the Coachella Valley Association of Governments (see Homelessness section, below). The City's Zoning Ordinance continues to allow homeless shelters as a conditional use.

Program 2.D

The City shall encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the assignment of CDBG funds for homeless services.

Responsible Agency: City Manager's Office

Schedule: 2003-04

Evaluation: The City annually receives requests from a number of organizations for assistance through the CDBG program. In the previous planning period, the City provided CDBG funds to organizations such as the Shelter from the Storm, the Fair Housing Council and the Riverside County Department of Social Services for homeless programs.

Program 2.E

The City shall encourage the acquisition of existing mobile home parks by non-profit agencies or organizations, in order to preserve their affordability.

Responsible Agency: Redevelopment Agency, City Manager's Office

Schedule: Ongoing

Evaluation: The City has not acquired mobile home parks through this program, nor have third party organizations done so. However, during the planning period the City made several efforts to preserve affordability of an existing mobile home park, including the submission of an application to the State of California Water Quality Resources Control Board for sewer conversion grant assistance. The application for grant assistance by the City on behalf of the Indian Springs Mobile Home Park to the State of California Water Quality Resources control board was not selected. Additionally, the City has implemented a mobile home improvement program as part of its Home Improvement Program as well as an ongoing code compliance program to assure that the quality of life within mobile home parks is maintained. This program of maintenance and improvement shall be continued in the current planning period.

Program 3.A

The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 50 households should be assisted every year.

Responsible Agency: Housing Department

Schedule: Ongoing

Evaluation: The number of Section 8 assisted households varies from year to year in the City, but currently totals about 129 annually. There are currently approximately 35 Section 8 households in Agency owned properties. This program will be ongoing.

Program 3.B

Should the Candlewood Apartments opt-out of their HUD contract, the City shall actively participate in the identification of a potential buyer to maintain affordability for this project. The Redevelopment Agency will also assist these organizations in securing financing.

Responsible Agency: Redevelopment Agency

Schedule: As needed

Evaluation: The Candlewood Apartments were purchased by the Redevelopment Agency during the previous planning period, and currently remain affordable to very low (23 units), low (4 units) and moderate (3 units) income senior households. This program was successfully completed and will not be extended to the current planning period.

Program 6.A

The City shall maintain the Senior Housing Overlay District and the Second Unit Senior Housing standards in the Zoning Ordinance.

Responsible Agency: Community Development Department

Schedule: Ongoing

Evaluation: The City continues to include the Senior Overlay District and Second Unit Senior Housing standards in its Zoning Ordinance.

Program 6.B

The Agency shall begin to develop plans for a senior housing project during this planning period.

Responsible Agency: Redevelopment Agency, Housing Department

Schedule: 2003-04

Evaluation: The Redevelopment Agency planned the La Rocca Villas project during the past planning period, which will provide 27 senior units for very low and low income households.

Program 6.C

The City shall continue to encourage the development of assisted living facilities for seniors.

Responsible Agency: Redevelopment Agency, Community Development Department

Schedule: Ongoing

Evaluation: The assisted living projects in existence in the City at the beginning of the previous planning period continue to operate in the City.

Program 8.A

The Agency shall annually fund the Single Family Rehabilitation Program, and shall assist 25 households each year.

Responsible Agency: Redevelopment Agency, Housing Department

Schedule: 2003-04, Ongoing

Evaluation: The Agency continues to operate several home improvement programs which include grants and low interest loans. Grants vary in amount from \$5,000 to \$20,000 depending on household income and type of improvement. Loans are available up to \$45,000 depending on household income and type of improvement. Types of improvements range from emergencies, lead and asbestos abatement, and energy efficiency upgrades as well as overall home improvement for health and safety issues. The Agency also maintains a Matching Fund grant program, which matches up to \$5,000 for eligible very low, low and moderate income households. No applicant has been denied due to lack of funding, and 191 households were assisted in the previous planning period.

Program 8.B

The Agency shall establish and fund a multi-family residential rehabilitation program, and assist 30-40 multi-family units during the planning period.

Responsible Agency: Redevelopment Agency, Housing Department

Schedule: 2003-04

Evaluation: The Agency funded rehabilitation programs for Agency owned properties throughout the previous planning period. The Agency has not received or identified rehabilitation requests from private owners which could be funded through this program. As a rule, requests for assistance from privately owned apartment projects have been for purchase of those units, rather than rehabilitation. The Agency acquired California Villas and Country Village Apartments (formerly market units) during the previous planning period, which the Agency rehabilitated and converted the units to affordable housing. California Villas was substantially rehabilitated and Country Village was undergoing a site analysis for future increased affordable opportunities. The Agency acquired Candlewood Apartments and Laguna Palms in anticipation of the expiration of affordability restrictions. Please see the Existing Housing Projects section for details on these projects. Altogether, these projects provide 285 units of very low, low or moderate income housing in the City.